



December 1, 2017

City of Issaquah
Development Services Department
1775 12th Ave NW PO Box 1307
Issaquah, WA 98027

RE: Pre-Application Meeting Submittal Narrative
Issaquah Highlands Self Storage
Block E, Lot 9
Issaquah Highlands

We are proposing a new commercial 4 story (3 above grade + 1 below grade), 108,000 SF self-storage facility located in the Issaquah Highlands. The project is currently being designed to the standards set forth in the Grand Ridge Annexation and Development Agreement Appendixes A through T.

The intended use falls within the allowable uses set forth by the above referenced standards and fits the vision of an “innovative twenty first century model for a compact pedestrian oriented mix of residential, retail and commercial uses” in the High Street area. Some of the design criteria used in the design are:

- Pedestrian friendly design on all sides of the building through use of materials, landscaping and building elements such as windows, canopies and trellises.
- Reducing the amount of parking to that which is typically required for a self-storage facility and locating the required parking within the building envelope, screened from the street, thus helping to create a more urbanized and pedestrian friendly site.
- Use of design elements and materials to create the desired New Urbanism architectural style while keeping the building pedestrian friendly at the street level.

At this time, the proposed project is not planned to be certified as a green building. However, energy efficiency and sustainable development will be implemented into the design of project as much as possible through:

- Use of native plants which do not require excessive watering.
- Energy efficient lighting to reduce electricity usage.
- Low flow fixtures in restrooms and break room to reduce water usage.

- Recycling of construction waste as much as possible.
- Recycling and composting of waste once the facility is operational.

Per meetings with the City of Issaquah Development Services staff, we have also integrated desired design elements into our proposal. These include:

- Screening of the parking/loading area by use of a trellis and landscaping. This also helps to make the street pedestrian friendly and brings down the scale of the building.
- Making the main entrance to the facility off of the sidewalk for both potential new tenants accessing the leasing office and existing tenants accessing the storage units.
- Creating a pedestrian friendly feel at the ground level by use of materials (e.g. brick) canopies, trellises and landscaping on all sides of the building.
- Offsetting the driveway entrance from the development to the east of our property.
- Reducing blank facades by use of modulating elements and materials.

Currently, we show compliance with the required amount of parking stalls by using a portion of the adjacent parcel to the west of our property. This parcel is also owned by IHIF Commercial LLC and would allow parking for our project on that parcel or seek a lot line adjustment to encompass the proposed west parking on-site. In an effort to remove the parking from the west side of the building- we plan to formally submit a proposal for an Administrative Minor Modification for a reduction to the parking requirements set forth in Appendix O of the Grand Ridge Development Agreement- such modifications have been previously approved for self-storage projects in the Issaquah Highlands and on Newport Way. Alternately- we may seek approval of shared parking (allowed under Appendix O section 4.9) with the proposed Medical Office Building located to the east of our property.

We look forward to working with the City of Issaquah Development Services staff on this project. Please address any comments to Jackson | Main Architecture. (206) 324-4800

Sincerely,

Shawn C. Rafferty – Project Manager, Jackson | Main Architecture

